

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – January 9, 2009
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:02 a.m., recessed at 10:03 a.m., reconvened at 10:34 a.m. and adjourned at 12:27 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Norby, Pallinger, Riess

Commissioners Absent: Woods

Advisors Present: Lantis, Moriarty, Sinsay (DPW); Taylor (OCC);
Scott (UC Berkeley)

Staff Present: Gibson, Giffen, Grunow, Hofreiter, Lubich, Max-
son, Murphy, Oberbauer, Russell, Taylor, Jones
(recording secretary)

B. Statement of Planning Commission's Proceedings

Peder Norby, representing Supervisorial District 3, is sworn in as a Planning Commissioner.

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

None.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Formation of Consent Calendar: Items 3 and 4

TM 5511RPL³/S07-019, Agenda Item 1:

1. **KRS Development Tentative Map (TM) 5511RPL3 and Site Plan S07-019, Borrego Springs Community Plan Area** (continued from November 7, 2008)

Request for a Vesting Tentative Map to subdivide a 50.69-acre property into 17 single-family residential lots of at least 2 acres each, along with one 11.6 acre commercial lot. The project site is located west of Hoberg Road and north of Palm Canyon Drive, abutting Anza-Borrego Desert State Park. No extension of sewer or water utilities will be required by the project, and no development is currently proposed for the commercially zoned lot. Such development will be required to be approved under a subsequent Site Plan.

Staff Presentation: Taylor

Proponents: 0; **Opponents:** 0

It is requested that consideration of this Item be postponed, due to the applicant's inability to attend today's hearing.

Action: Pallinger – Brooks

Continue consideration of TM 5511RPL³/S07-019 to the meeting of February 13, 2009.

Ayes:	6 -	Beck, Brooks, Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

Vegetation Management Report, Agenda Item 2:**2. Vegetation Management Report, County-Wide**

Report regarding vegetation management issues in San Diego County. During their hearing on this topic in September, the Board of Supervisors requested that Staff report back in 180 days (March of 2009) on the activities being undertaken by public agencies for management of vegetation in order to address its potential for catastrophic fires that may impact lives, property and habitat health. During the Planning Commission's meeting on September 26, Commissioners Michael Beck and Adam Day were appointed to a subcommittee whose members would work with a facilitator to bring together scientists and practitioners with experience in vegetation and fires. Two workshop subcommittee meetings were held, and Staff discusses the consensus of information from those meetings in today's Report, as well as preliminary information regarding the management activities by public land management and fire agencies.

Staff Presentation: Oberbauer (DPW); Scott (UC Berkeley)

Proponents: 0; **Opponents:** 24; **Neutral:** 5

Discussion:

Following Staff's and Dr. Scott's presentations, the Planning Commission is reminded that natural vegetation is the focus of today's discussion, and today's report only addresses land within the County of San Diego's jurisdiction. It is hoped that the information in the report will result in creation of a strategic plan for vegetation management and identification of the steps needed to proceed, as well as allow research in ember production. Commissioner Beck reminds Staff that funding for implementation of these programs doesn't match the vast amount of land involved: 800,000 acres. He emphasizes that both a budget and a commitment is needed to succeed, and he recommends that a reassessment of the wildland/urban interface be performed to match the budget. Commissioner Beck believes the hot, exceedingly dry Santa Ana winds result in the most catastrophic fires and this fact should be made clear in Staff's report. Commissioner Beck also points out that over-clearing has become a significant problem and it has a cascading negative impact. He believes the general public must be provided with information that undoes this false assumption.

Vegetation Management Report, Agenda Item 2:

Staff acknowledges that the Santa Ana wind-driven fires have been the most physically and economically devastating, but explains there is a need to plan for all levels of fire when circumstances aren't so extreme. Staff also acknowledges that it would be impossible to treat more than 8,000 acres of land per year with the current funding, and those efforts will be focused on the land that would result in the most catastrophic fires.

Commissioner Day reiterates for those in attendance that though it is an effective tool, there is no proposal to do controlled burns in San Diego County. He thanks those who helped compile today's report. He recognizes that that it is a work in progress, but both he and Commissioner Beck believe much progress has been made toward developing a process to manage some of the highly flammable vegetation in the County. Audience members point out that burned land is frequently taken over by non-native highly-flammable plants. Chaparral halts the progress of those invasive species. Audience members also point out that insurance company brush removal requirements frequently result in violations of County regulations. These regulations must be communicated to local fire agencies to inform them of County requirements.

Audience members remind the Planning Commissioners that none of the recent fires were started by nature; they were a result of man's actions. The intent of the Board of Supervisors' policy was to have defensible space, but the result is bare dirt and wind-strewn lots.

Audience members commend the Planning Commission for taking the lead in this extremely important issue, and recommend that the Commission direct Staff to focus on an integrated early-action plan that is not limited to vegetation management. They insist that the Board of Supervisors must include discussions on watershed functionality and local water resources in this report, and insist that no building permits should be issued for development in fire areas.

Commissioner Brooks commends all the parties involved in generating this report, but clarifies that merely managing vegetation doesn't accomplish the goal of saving lives and property. He believes today's report is well done, but considers vegetation management only one part of this very complex issue.

Vegetation Management Report, Agenda Item 2:

Commissioner Day believes more focus should be placed on the wildland/urban interface, and discussions on watershed management should be included in the report. He advises Staff to make the report more comprehensive and include information regarding hardening homes, fire management, enforcement and power-line impacts.

Commissioner Pallinger recommends that the report, along with the comments received today, be submitted to the Board of Supervisors with an acknowledgement from the Planning Commission that the report is a work in progress. Commissioner Norby doesn't recommend adoption of the report at this time but believes progress is being made. He reminds his fellow Commissioners that the risk of unintended actions is enormous. Commissioner Beck concurs with Commissioner Norby. He, too, believes vegetation management is only one component of saving save life and limb from catastrophic fires. Commissioner Beck believes Staff addresses the symptoms of those fires, but not the cause. He recommends sending a letter to the Board of Supervisors informing them that a complete and comprehensive report requires additional time.

Action: Beck – Brooks

Recommend that the Planning Commission send a letter to the Board of Supervisors acknowledging that progress has been made with respect to the report, but as a comprehensive compilation of methods for utilization in fire prevention/fire management, the report is incomplete.

Ayes:	3 -	Beck, Brooks, Norby
Noes:	3 -	Day, Pallinger, Riess
Abstain:	0 -	None
Absent:	1 -	Woods

The Action fails.

Action: Pallinger – Day:

Submit the report to the Board of Supervisors with the Planning Commission's and the public's comments, acknowledging that the report is a draft work in progress. The Planning Commission recognizes that this report is only one component in a comprehensive solution. Should the report return to the Board of Supervisors following the March 2009 presentation, it is requested that it first be presented to the Planning Commission.

Vegetation Management Report, Agenda Item 2:

Ayes:	5 -	Brooks, Day, Norby, Pallinger, Riess
Noes:	1 -	Beck
Abstain:	0 -	None
Absent:	1 -	Woods

TM 5499RPL², Agenda Item 3:**3. Club Estates, Tentative Map (TM) 5499RPL², Pala-Pauma Community Plan Area**

Proposed Tentative Map to divide 48.31 acres into 31 residential lots, one street lot, and one open space lot. The project site is located on Highway 76, one-half mile west of Pauma Valley Drive. The site is subject to the 1.5 Country Towns and 1.6 Environmentally Constrained Areas regional categories, the (1) Residential and (24) Impact Sensitive Land Use Designations, and is zoned is RR1, Rural Residential Use and A70, Limited Agriculture. The project site contains a residence and two groundwater wells that would remain. Access would be provided by a private road connecting to Highway 76. The project site is within the sphere of influence and proposes to annex into the Pauma Valley Community Services District and the Rancho Pauma Mutual Water Company. These two districts will provide sewer and local water to the project. The project will require an approximate 400' extension of off-site sewer and an approximate 20' extension of off-site water utilities. Earthwork will consist of cut and fill of 30,000 and 23,000 cubic yards of material. The project includes the following off-site improvements: highway widening in the existing and to-be-dedicated Caltrans right-of-way for Highway 76 for a left turn lane and a deceleration lane; relocation of existing utility poles along Highway 76; and extension of water and sewer lines off-site to the southwest in an existing easement.

Staff Presentation: Hofreiter

Proponents: 2; **Opponents:** 0

This Item is approved on consent.

Action: Beck – Day

Adopt the Resolution approving Tentative Map (TM) 5499RPL², which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

P04-049, Agenda Item 4:

4. Glen Oaks Wireless Telecommunications Facility, Major Use Permit P04-049, Alpine Community Plan Area (Lubich)

Requested Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 45' tall faux monopine onto which 12 panel antennas and 1 parabolic antenna 4 feet in diameter will be mounted. Associated equipment will consist of 3 equipment cabinets and will be enclosed by a 8' tall CMU wall. The project will occupy 600 square-feet of the 10.89 acre parcel. The site is zoned A70 (Limited Agriculture) and is located at 9590 Chocolate Summit Drive.

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Action: Beck - Day

Grant Major Use Permit P04-049, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

Administrative:

F. Director's Report:

None.

G. Report on actions of Planning Commission's Subcommittees:

No reports.

H. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

No designates.

I. Discussion of correspondence received by the Planning Commission:

None.

J. Scheduled Meetings:

January 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Administrative:

July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 30, 2009	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at p.m. to 9:00 a.m. on , 2009 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.